

Notice of Exemption

Appendix E

To: Office of Planning and Research

From: (Public Agency): City of Temple City

P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

9701 Las Tunas Drive

County Clerk

Temple City, CA 91780

County of: Los Angeles

(Address)

12400 Imperial Highway, Room 1201
Norwalk, CA 90650

Project Title: Pacific Las Tunas Mixed-Use Development Project

Project Applicant: Pacific Las Tunas Place, LLC

Project Location - Specific:

9465 Las Tunas Drive, Temple City, CA 91780

Project Location - City: Temple City

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Project would demolish the existing two-story building and surface parking lot and construct a four-story mixed-use building with ground floor and mezzanine-level parking. The Project would develop 46 residential condominium dwelling units, a recreational room and gym, a ground floor lobby, and approximately 5,800 square feet of ground floor retail/office space. The Project would develop a total of approximately 80,436 square feet, resulting in a floor area ratio (FAR) of 1.577:1.

Name of Public Agency Approving Project: City of Temple City

Name of Person or Agency Carrying Out Project: City of Temple City

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268;
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Criteria for Subsequent EIR (Sec. 15162);
- Categorical Exemption. State type and section number: CEQA Section 15332, Class 32
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Pursuant to the CEQA Guidelines, review of the Project established that there are no potentially significant adverse impacts upon the environment, and the Project has been determined to be Categorical Exempt pursuant to CEQA Section 15332, Class 32 – In-Fill Developments, because the proposed Project is consistent with the General Plan Land Use designation and the Zoning standards. The Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project did not identify significant impacts and required utilities and public services are provided as determined by the City. Therefore, the Project would not result in significant effects related to Section 15332 of the CEQA Guidelines.

Lead Agency

Contact Person: Andrew J. Coyne, AICP

Area Code/Telephone/Extension: (626) 285-2171, ext. 4344

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Andrew J. Coyne Date: 7/28/22 Title: Management Analyst

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: 07/29/22

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